

**7E, 133 25 Avenue SW
Calgary, Alberta**

MLS # A2224842



\$435,000

Division:	Mission		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,033 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 697
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Prime Location in Mission ‐ Stylishly Renovated Condo in a Boutique Building Discover this beautifully updated two-bedroom, two-bathroom condo in a well-maintained, boutique-style building in the heart of Mission. This exceptionally clean and well-managed property has seen numerous upgrades over the years, including a modernized elevator, updated fire monitoring system, new roof, and replacement of east- and west-facing windows. Inside, the condo features stylish laminate flooring, sleek quartz countertops, stainless steel appliances, and an impressively large walk-in pantry ‐ a rare find in apartment living. Both bedrooms are generously sized, and the highlight of the unit is a massive 32' x 7' south-facing balcony with two convenient access points, perfect for relaxing or entertaining. Additional highlights include: One underground parking stall with storage locker A welcoming social room on the main floor Nine off-street visitor parking stalls ‐ a true bonus in this central location Enjoy unparalleled convenience just steps from the vibrant dining of 4th Street, scenic river pathways, and the lively energy of 17th Avenue. A pleasure to show ‐ don't miss this exceptional opportunity!